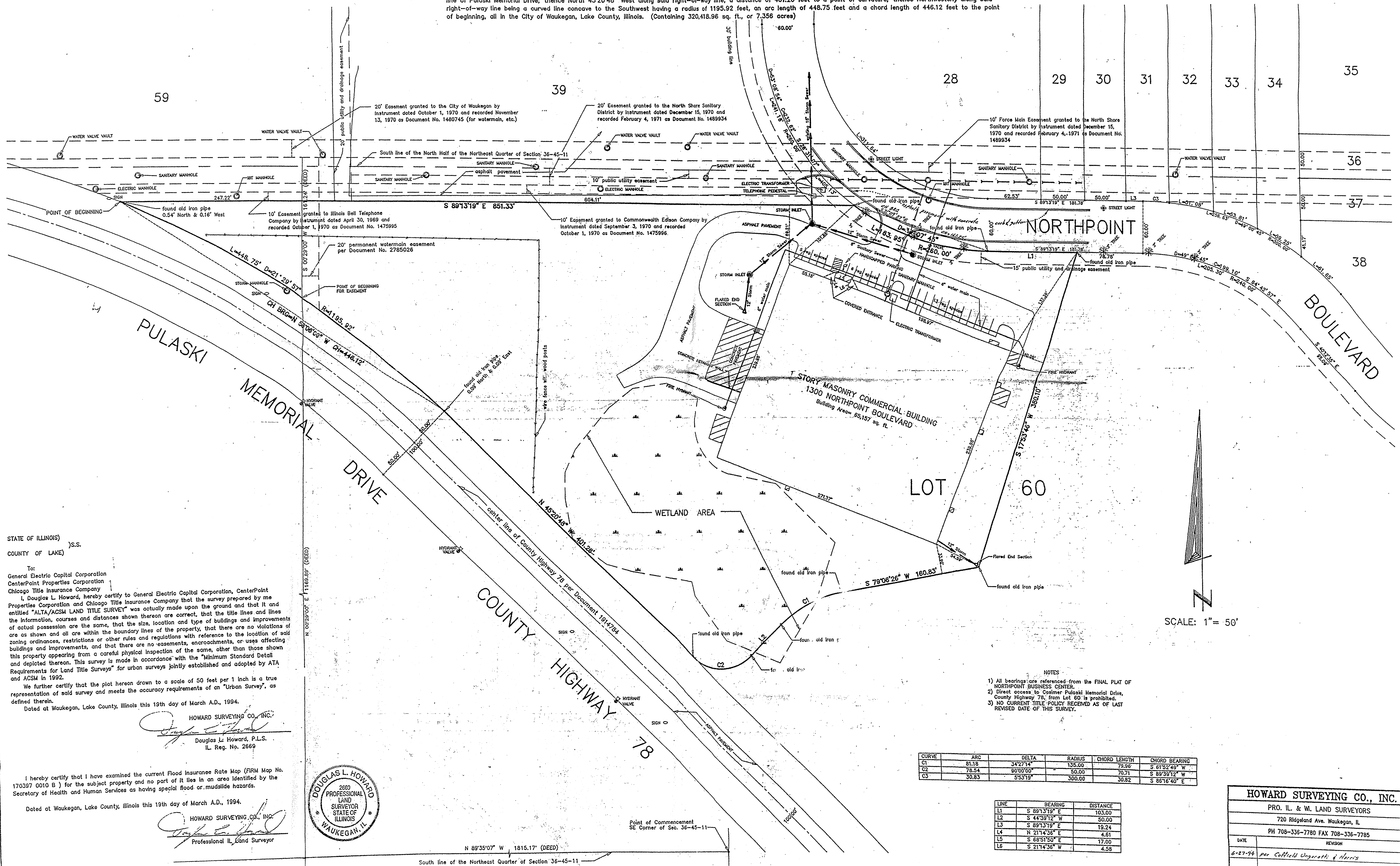


# ALTA/ACSM LAND TITLE SURVEY

That part of Lot 60 in NORTHPOINT BUSINESS CENTER, being a Subdivision of part of the Southeast Quarter of Section 25 and part of the Northeast Quarter of Section 36, Township 45 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded August 23, 1989 as Document 2823637 and more particularly described as follows: Beginning at the Northwest corner of said Lot 60 also being a point on the Northeastly right-of-way line of Pulaski Memorial Drive (County Highway No. 78 as recorded per Document No. 1914784); thence South 89°13'19" East along the North line of Lot 60, a distance of 851.33 feet to a point on the Southwesterly right-of-way line of Northpoint Boulevard; thence Southwesterly along said right-of-way line being a curved line concave to the Northeast having a radius of 260.00 feet, an arc length of 163.95 feet and a chord length of 161.25 feet bearing South 71°09'27" East to a point of tangency; thence South 89°13'19" East, a distance of 103.00 feet to a point; thence South 17°53'46" West, a distance of 380.10 feet to a point; thence South 79°08'26" West, a distance of 160.83 feet to a point of curvature; thence Southwesterly along a curved line concave to the Southeast having a radius of 135.00 feet, an arc length of 81.18 feet and a chord length of 79.96 feet bearing South 61°52'49" West to a point of tangency; thence South 44°39'12" West, a distance of 50.00 feet to a point of curvature; thence Westerly along a curved line concave to the North having a radius of 50.00 feet, an arc length of 78.54 feet and a chord length of 70.71 feet bearing South 89°39'12" West to a point of tangency also being a point on the Northeastly right-of-way line of Pulaski Memorial Drive; thence North 45°20'45" West along said right-of-way line, a distance of 401.26 feet to a point of curvature; thence Northwesterly along said right-of-way line being a curved line concave to the Southwest having a radius of 1195.92 feet, an arc length of 448.75 feet and a chord length of 446.12 feet to the point of beginning, all in the City of Waukegan, Lake County, Illinois. (Containing 320,418.96 sq. ft., or 7.356 acres)



STATE OF ILLINOIS)  
COUNTY OF LAKE)

To:  
General Electric Capital Corporation  
CenterPoint Properties Corporation  
Chicago Title Insurance Company  
I, Douglas L. Howard, hereby certify to General Electric Capital Corporation, CenterPoint Properties Corporation and Chicago Title Insurance Company that the survey prepared by me and entitled "ALTA/ACSM LAND TITLE SURVEY" was actually made upon the ground and that it and the information, courses and distances shown thereon are correct, that the title lines and lines of actual possession are the same, that the size, location and type of buildings and improvements are as shown and all are within the boundary lines of the property, that there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said buildings and improvements, and that there are no easements, encroachments, or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon. This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" for urban surveys jointly established and adopted by ATA and ACSM in 1992.

We further certify that the plot hereon drawn to a scale of 50 feet per 1 inch is a true representation of said survey and meets the accuracy requirements of an "Urban Survey", as defined therein.

Dated at Waukegan, Lake County, Illinois this 19th day of March A.D., 1994.

HOWARD SURVEYING CO., INC.  
Douglas L. Howard, P.L.S.  
IL Reg. No. 2869

I hereby certify that I have examined the current Flood Insurance Rate Map (FIRM Map No. 170397 0010 B ) for the subject property and no part of it lies in an area identified by the Secretary of Health and Human Services as having special flood or mudslide hazards.

Dated at Waukegan, Lake County, Illinois this 19th day of March A.D., 1994.

HOWARD SURVEYING CO., INC.  
Professional Land Surveyor



- NOTES
- 1) All bearings are referenced from the FINAL PLAT OF NORTHPOINT BUSINESS CENTER.
  - 2) Direct access to Cosmopolitan Pulaski Memorial Drive, County Highway 78, from Lot 60 is prohibited.
  - 3) NO CURRENT TITLE POLICY RECEIVED AS OF LAST REVISED DATE OF THIS SURVEY.

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	81.18	34°27'14"	135.00	79.96	S 61°52'49" W
C2	78.54	90°00'00"	50.00	70.71	S 89°39'12" W
C3	30.83	5°53'19"	300.00	30.82	S 86°16'40" E

LINE	BEARING	DISTANCE
L1	S 89°13'19" E	103.00
L2	S 44°39'12" W	50.00
L3	S 89°13'19" E	15.24
L4	N 21°14'36" E	4.61
L5	S 68°51'50" E	17.00
L6	S 21°14'36" W	4.58

HOWARD SURVEYING CO., INC.  
PRO. IL. & W. LAND SURVEYORS  
720 Ridgeland Ave. Waukegan, IL  
PH 708-336-7780 FAX 708-336-7785  
DATE 6-27-94 per Colfield Ungarath & Harris